



Bradley County Commission
Johnny Mull, Chairman
VOTING SESSION AGENDA
October 7, 2019, at 7:00p.m.
Bradley County Courthouse

1. Call to order
2. Pledge of Allegiance
3. Invocation – Westwood Baptist Associate Pastor Wayne Finnell
4. Roll Call
5. Approval of Minutes
6. Report from County Mayor
7. Consent Agenda (see page 3)
8. Reports from Committees and/or Districts
9. Unfinished Business
10. Approval of Agenda
11. Agenda Items
 - A. Resolution authorizing Hiwassee Utilities Commission of Bradley and McMinn County to request and secure a drinking water state revolving loan in the total amount of \$2.6 million to complete needed capital improvements of the Hiwassee Utilities Commission water treatment plant (see page 4-5) – Commissioner Charlotte Peak
 - B. Resolution approving a payment-in-lieu of taxes (PILOT) schedule and delegating authority to enter into a PILOT agreement (see pages 6-7) – Commissioner Milan Blake
12. Communication from the audience
13. Announcements

14. Adjourn

Next meeting: Work Session – Monday, October 14, at 12:00p.m., Courthouse

Upcoming Events

*Chamber Coffee, tomorrow, 8:30a.m., Johnston Woods

*Tax Committee, October 14, at 11:00a.m., Commission conference room

*Finance Committee, October 14, at 1:00p.m., Commission conference room

*Taylor Spring Park groundbreaking, October 16, 10:00a.m., Taylor Spring Park on 1st Street



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CONSENT AGENDA
October 7, 2019, at 7:00p.m.
Bradley County Courthouse

NOTARY PUBLICS

1. Notary publics – Clerk will bring to the meeting



RESOLUTION 2019-_____

RESOLUTION AUTHORIZING THE HIWASSEE UTILITIES COMMISSION OF BRADLEY AND McMINN COUNTY TO REQUEST AND SECURE A DRINKING WATER STATE REVOLVING LOAN IN THE TOTAL AMOUNT OF TWO MILLION SIX HUNDRED TWENTY THOUSAND DOLLARS (\$2,620,000.00) TO COMPLETE NEEDED CAPITAL IMPROVEMENTS OF THE HIWASSEE UTILITIES COMMISSION WATER TREATMENT PLANT

WHEREAS, the Hiwassee Utilities Commission was created in 1972 to serve as a regional wholesale water supplier to Bradley County and McMinn County; and

WHEREAS, the Hiwassee Utilities Commission plant is currently rated at 15.0 million gallons per day and is classified as a Class IV water treatment plant; and

WHEREAS, the Hiwassee Utilities Commission water treatment plant is jointly owned by Bradley County and McMinn County and serves as a wholesale water supply to both Counties, including the cities of Cleveland, Charleston, Calhoun, Riceville, and Athens; and

WHEREAS, the Hiwassee Utilities Commission is requesting approval in securing a Drinking Water State Revolving Loan in the amount of two million six hundred twenty thousand dollars (\$2,620,000.00), the total of which will be split equally between Bradley and McMinn Counties; and

WHEREAS, the needed capital improvements include a conversion of primary disinfectant from gaseous chlorine to liquid sodium hypochlorite, change of filter valves and plant meters, improvement of plant compressed air system and maintenance area, and improvement of safety and reliability of the plant by eliminating gaseous chlorine feed and replacing mechanical components that are nearly forty (40) years old; and

WHEREAS, the Hiwassee Utilities Commission will meet the financial obligations of the requested loan from its current revenue stream and said loan term and interest rate will be based upon information on each County but is estimated to be 2% or less for a period of up to twenty (20) years.

NOW, THEREFORE, BE IT RESOLVED by the Bradley County Legislative Body meeting in regular session at Cleveland, Tennessee, on this 7th day of October, 2019, that the Hiwassee Utilities Commission of Bradley and McMinn County is hereby authorized to request and secure a Drinking Water State Revolving Loan in the total amount of two million six hundred twenty thousand dollars (\$2,620,000.00) split equally between Bradley County and McMinn County to complete needed capital improvements of the Hiwassee Utilities Commission water treatment plant.

BE IT FURTHER RESOLVED that the Hiwassee Utilities Commission will meet the financial obligations of the requested loan from its current revenue stream and said loan term and interest rate

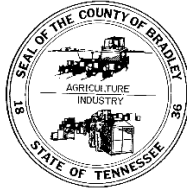
will be based upon information on each County but is estimated to be 2% or less for a period of up to twenty (20) years.

Adopted this 7rd day of October, 2019.

Johnny Mull, Chairman

Donna A. Simpson, County Clerk

D. Gary Davis, County Mayor



RESOLUTION 2019-

RESOLUTION APPROVING A PAYMENT-IN-LIEU-OF TAXES (PILOT) SCHEDULE AND DELEGATING AUTHORITY TO ENTER INTO A PILOT AGREEMENT

WHEREAS, the Industrial Development Board of the County of Bradley and the City of Cleveland, Tennessee (the "Board") has recommended a Payment-In-Lieu-Of-Taxes ("PILOT") schedule for Triumph Sheets, LLC (the "Company") which expressed interest in the acquisition of certain property within the City of Cleveland, Bradley County, Tennessee, the construction of real improvements thereon, and the acquisition and installation of certain machinery, equipment and other personal property for use as manufacturing, warehouse, distribution, and related facilities in Bradley County, Tennessee with a capital investment of approximately (but not limited to) \$39,000,000 (the "Project");

WHEREAS, the Project is anticipated to result in the creation of 50 new full-time positions;

WHEREAS, the Company has requested that all real and personal property acquired in connection with the Project (collectively, the "Property") qualify for an arrangement (the "PILOT Arrangement") whereby the Property shall be exempt from all ad valorem property taxes otherwise due thereon (collectively, "property taxes"), and in lieu of the property taxes, the Companies shall be required to make annual payments in lieu of taxes equal to sixty-two and one-half (62.5%) of the property taxes otherwise due on the Property during the seven-year period commencing on January 1, 2020 and ending on December 31, 2026;

WHEREAS, the Board has determined that, notwithstanding the PILOT Arrangement, the Project will result in the payment of in lieu of tax payments to the City of Cleveland, Tennessee and Bradley County, Tennessee in an estimated amount of \$1,424,490 over the same seven-year period; and

WHEREAS, the County of Bradley, Tennessee (the "County") has determined that the proposed PILOT Arrangement is fair, reasonable, and necessary for the continued economic development of Bradley County and that the payments in lieu of taxes derived from the PILOT Arrangement would be in furtherance of the Board's purposes.

NOW THEREFORE, BE IT RESOLVED by the County Commission of Bradley County, Tennessee as follows:

Section 1. The County hereby agrees to the PILOT Arrangement and hereby delegates the power and authority to the Board to negotiate a PILOT agreement with the Company to reflect the parties' respective rights and obligations in accordance with the PILOT Arrangement.

Section 2. The County hereby authorizes the Mayor to execute any and all documents necessary for the successful completion of the Project, including but not limited to, all documents related to the PILOT Arrangement.

Section 3. This Resolution shall become effective upon its adoption.

Adopted this 7th day of October, 2019.

Johnny Mull, Chairman

Donna A. Simpson, County Clerk

D. Gary Davis, County Mayor



RESOLUTION 2019-

RESOLUTION AUTHORIZING THE BRADLEY COUNTY MAYOR TO CONTINUE COVERAGE WITH CIGNA HEALTH AND LIFE INSURANCE COMPANY TO PROVIDE HEALTH INSURANCE BENEFITS FOR BRADLEY COUNTY EMPLOYEES OFFERING THREE (3) OPTIONS TO EMPLOYEES AT AN INITIAL COUNTY COST NOT TO EXCEED SIX HUNDRED TWENTY THREE DOLLARS (\$623.00) PER MONTH FOR EACH EMPLOYEE ENROLLED

WHEREAS, pursuant to the Affordable Care Act and Bradley County Employee Handbook Section 316, Bradley County is required to offer health benefits to all full-time employees; and

WHEREAS, Bradley County has approximately six hundred (600) full-time employees that are offered health benefits; and

WHEREAS, on September 26, 2019, based upon the recommendation of the Mayor, the Bradley County Commission Insurance Committee voted to recommend approval of three (3) employee options offered by Cigna to employees.

NOW, THEREFORE, BE IT RESOLVED by the Bradley County Legislative Body meeting in regular session at Cleveland, Tennessee, on this 7th day of October, 2019, that the Bradley County Mayor be and is hereby authorized to continue coverage with Cigna Health and Life Insurance Company for an initial one year period with three additional one year optional renewals to provide health insurance benefits for Bradley County Employees offering three (3) options to employees at a guaranteed initial twelve month cost to the County not to exceed six hundred twenty three dollars (\$623.00) per month for each employee enrolled.

ADOPTED this 7th day of October, 2019.

Johnny Mull, Chairman

Donna A. Simpson, County Clerk

D. Gary Davis, County Mayor